

6.2.1 Rural Zone Code

6.2.1.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Rural zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Rural zone code by the tables of assessment in Part 5: Tables of assessment.

6.2.1.2 Purpose

The purpose of the zone is to:

- (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping, extractive industry, special industry (explosives manufacturing and storage) and other primary production activities on large lots without affecting urban areas;
- (b) provide opportunities for non-rural uses that are compatible with agriculture, the energy sector, the environment and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes;
- (c) protect or manage significant natural features, resources, cropping land, and processes, including the capacity for primary production;
- (d) ensure primary production is maintained by protecting the productive capacity of all rural land. This includes protecting rural land from alienation and fragmentation that may lead to a loss in productivity;
- (e) ensure that development in the zone protects and enhances transport infrastructure; and,
- (f) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.1.3 Overall Outcomes

The overall outcomes sought for the Rural zone code are as follows:

- (a) areas for use for primary production are conserved and are not fragmented;
- (b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses, ensuring that land use and amenity impacts are minimised at sensitive receptors;
- (c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (d) development is reflective of and responsive to the environmental constraints of the land;
- (e) development embraces sustainable land management practices and contributes to the amenity and landscape of the area;
- (f) residential and other development is appropriate only where directly associated with the rural nature of the zone;

- (g) the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated only where they do not compromise the use of the land for rural activities;
- (h) the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated in a manner that minimises land-use conflicts;
- (i) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development where possible;
- (j) there is no net loss or degradation of natural wetlands for the life of the planning scheme;
- (k) adverse impacts of land use both on-site, and from adjoining areas are addressed and any unavoidable impacts are minimised through location, design, operation and management;
- (l) visual impacts of clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the zone purpose;
- (m) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses and development impacts on cropping land are managed to preserve the productive capacity of the land for future generations;
- (n) land which is susceptible to flooding or drainage problems, including difficulties associated with high groundwater tables is protected from urban or inappropriate uses;
- (o) rural land use is reflective of the surrounding character of the area;
- (p) low impact activities such as small-scale eco-tourism, outdoor recreation, and service industry are encouraged within the zone where they do not compromise the long-term use of the land for agricultural purposes; and,
- (q) development such as non-resident workforce accommodation to service the energy sector is catered for only on a short-term basis for periods not exceeding two years.

6.2.1.4 Assessment benchmarks

Table 6.2.1.4.1: Benchmarks for accepted development subject to requirements and assessable development

| RURAL ZONE CODE | |
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| for all the Rural zone: | |
| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES |
| PLANNING | |
| <i>Use, density and built form</i> | |
| <i>Agricultural land classification – in addition, refer to the Agricultural land overlay code where mapped in the SPP mapping as Class A or Class B Agricultural land.</i> | |
| <p>PO 1 Scale Non-rural activities are at a scale that protects the amenity of the area.</p> | |
| <p>PO 2 Location Non-rural activities must be located where there is convenient access unless the development is for an Extractive Industry (whose location is dependent on the resource) in which case appropriate access will be developed. Uses other than <i>Rural activities</i> or <i>Dwelling house</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-rural uses in other more appropriate areas; (b) to be co-located with other non-rural uses wherever possible; (c) to be located on the major road network rather than local roads. <p>Note: Non-rural uses are any uses that are not associated with Rural activities or a Dwelling house.</p> | <p>AO 2.1 Accommodation activities and their associated outbuildings are located below ridgelines.</p> <p>AO 2.2 Accommodation activities are located to ensure the rural amenity and landscape views are protected and enhanced.</p> |
| <p>PO 3 Density and site coverage The density of <i>Accommodation activities</i> does not impact adversely on the rural amenity or rural activities of the zone.</p> | |
| <p>PO 4 Setbacks Building setbacks:</p> <ul style="list-style-type: none"> (a) assist in enhancing the character and amenity of the area; (b) are appropriate to the scale of the development; (c) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (d) provide adequate separation and buffering between residential and non-residential premises. | <p>AO 4.1 Buildings and car parking areas are set back a minimum of 15 m from the primary street frontage, 15 m from any secondary frontage and 5 m from side and rear.</p> <p>For development on a corner allotment:</p> <p>AO 4.2 No structure exceeding 2 m in height is to be built within a 20 m by 20 m truncation at the corner of the two road frontages.</p> |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES |
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| <p>PO 5 Separation <i>Rural activities</i> are sufficiently separated from any existing or planned residential or rural residential area or other <i>sensitive land use</i> to avoid any adverse impacts including noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p> | |
| <p>PO 6 Outbuildings Rural amenity is to be maintained.</p> | <p>AO 6.1 Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and</p> <p>AO 6.2 For lots equal to or greater than 1000 ha, outbuildings for rural uses may be any size.</p> <p>AO 6.3 For lots equal to or greater than 10 ha and less than 1000 ha outbuildings for rural uses may be up to 8.5 m in height and 300 m² floor area.</p> <p>AO 6.4 For lots less than 10 ha outbuildings for rural uses may be up to 4.2 m in height and 120 m² floor area.</p> <p>Note: Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use. These forms of outbuildings are an acceptable outcome in the Rural zone.</p> |
| <p>PO 7 Important agricultural areas Important agricultural areas are optimised for the promotion and enabling of increased agricultural production.</p> | <p>AO 7.1 Development does not significantly reduce the agricultural capacity of important agricultural areas.</p> <p>Note: Important agricultural areas are mapped on the SPP Interactive Mapping System (Plan Making).</p> |
| <p>PO 8 ALC Class A and Class B agricultural land Avoid locating non-agricultural development on, or adjacent to, ALC Class A or Class B land.</p> | <p>AO 8.1 Development on or adjacent to ALC Class A or Class B land is complementary to agriculture and does not diminish or risk the viability of future agricultural productivity.</p> |
| <p>PO 9 Sensitive land Rural land uses are 'protected from encroaching incompatible land uses'.</p> | <p>AO 9.1 Sensitive land uses and non-rural activities do not compromise the viability of existing or future rural activities.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p> |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES |
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| Amenity | |
| Advertising signs - refer to the Operational works advertising devices code | |
| Heritage places - in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy | |
| <p>PO 10 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained.</p> <p>Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p> | <p>AO 10.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p> |
| Avoiding nuisance | |
| <p>PO 11 Operating Hours Uses are operated in a manner that ensures that local amenity is protected.</p> | <p>For Business and Entertainment activities: AO 11.1 Uses are operated between the hours of 6.00 am and 6.00 pm.</p> <p>For Community activities: AO 11.2 <i>Community activities</i> are operated between the hours of 7.00 am and 8.00 pm where adjoining land in the General Residential Zone, Rural Residential Zone or land designated as Future Urban or Rural Residential on a Strategic Plan Map.</p> <p>For Industry activities: AO 11.3 Uses are operated between the hours of 6.00 am and 6.00 pm, Monday to Saturday only, and not including public holidays.</p> <p>For all other uses: AO 11.4 No solution specified.</p> |
| <p>PO 12 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.</p> | <p>Note: Sensitive land uses are defined in the State Planning Policy.</p> |
| <p>PO 13 Lighting Lighting is designed in a manner to ensure ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p> | <p>AO 13.1 All lighting does not exceed 8 lux at 1.5 m from beyond the site boundary.</p> |
| <p>PO 14 Refuse storage Refuse storage areas are screened from the road and adjoining uses.</p> | |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES |
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| ENGINEERING | |
| Earthworks - refer to the Excavation or filling code | |
| Infrastructure – refer to the Operational works infrastructure code | |
| Erosion control | |
| <p>PO 15 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p> | <p>AO 15.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> |
| Provision of services | |
| <p>PO 16 Electricity supply Premises are provided with an adequate supply of electricity for the activity.</p> | <p>AO 16.1 Premises have an electricity supply that is approved by the relevant energy regulatory authority; and/or</p> <p>AO 16.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p> |
| <p>PO 17 Water supply To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access is maintained to the supply for fire-fighting purposes; and (c) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes | <p>AO 17.1 Premises have an approved water allocation as provided by the relevant agency and, in addition to the requirements under the <i>'Queensland Development Code MP 4.2'</i>:</p> <ul style="list-style-type: none"> (a) dwellings have a minimum water supply of 45,000 litres provided by a rainwater tank connected to the premises; or (b) dwellings have a minimum water supply of 22,500 litres provided by a rainwater tank connected to the premises and an alternative source of fire-fighting water is available as a permanent body of water (such as a swimming pool or dam located on the site and within the proximity of the dwelling). |
| <p>PO 18 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. | <p>AO 18.1 Premises have on-site effluent disposal systems designed in accordance with <i>AS/NZS 1547:2012</i>.</p> |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES |
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| Stormwater and drainage | |
| <p>PO 19 Stormwater and inter-allotment drainage Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; and, (c) protect and maintain environmental values. | <p>AO 19.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> |
| Roads and rail | |
| <p>Infrastructure - refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.</p> | |
| <p>PO 20 Protection of State controlled roads Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p> | <p>AO 20.1 No direct access to State-controlled roads is permitted except at where the site access is existing or where the development site has frontage only to a State-controlled road/s.</p> |
| <p>PO 21 Roads An all-weather road is provided between the premises and the existing road network.</p> | <p>AO 21.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 21.2 Premises have an approved access to the existing road network.</p> |
| Access, parking and manoeuvring | |
| <p>PO 22 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.</p> | <p>AO 22.1 Access roads are to be all-weather and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 22.2 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but can exclude continued functioning during natural hazard events such as fire and flood.</p> |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES |
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| <p>PO 23 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.</p> | <p>AO 23.1 All uses provide vehicle parking in accordance with Schedule 7, Parking standards.</p> <p>AO 23.2 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 23.3 All car parking, access and manoeuvring areas have a serviceable, all-weather surface.</p> <p>AO 23.4 All vehicles drive forward when entering and exiting the site.</p> |
| ENVIRONMENTAL | |
| <i>Biodiversity: in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.</i> | |
| <p>PO 24 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p> | <p>Note: Sensitive land uses are defined in the State Planning Policy.</p> |
| <p>PO 25 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p> | <p>AO 25.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency.</p> <p>AO 25.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies</p> |
| <p>PO 26 Vegetation retention Development retains vegetation not mapped as MSES where it is:</p> <ul style="list-style-type: none"> (a) adjacent to watercourses and protecting water quality (riparian); (b) protecting an identified habitat; or (c) minimising soil erosion. | <p>Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).</p> |
| <p>PO 27 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p> | <p>AO 27.1 Development avoids the introduction of non-native pest species.</p> <p>AO 27.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.</p> |
| <p>PO 28 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p> | <p>AO 28.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.</p> |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES |
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| <p>PO 29 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.</p> | <p>AO 29.1 No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs.</p> <p>AO 29.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.</p> |
| <p>PO 30 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners. | |
| <p>PO 31 Sloping land Development is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised. | <p>AO 31.1 Development is not undertaken on slopes exceeding 15%.</p> |
| <i>SAFETY AND RESILIENCE TO HAZARDS</i> | |
| <p><i>Airport environs -refer to the Airport and aviation facilities overlay code</i> where areas are mapped in the SPP mapping as within an area of interest of an airport.</p> | |
| <p><i>Bushfire - refer to the Bushfire hazard areas overlay code</i> where mapped in the SPP mapping as medium bushfire hazard or above.</p> | |
| <p><i>Flooding - refer to the Flood hazard overlay code</i> where areas are mapped as within a defined flood area.</p> | |
| <p><i>ACCOMMODATION ACTIVITIES - additional requirements</i> Note: Accommodation activities (Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Non-resident workforce accommodation, Rural worker’s accommodation, Short-term accommodation, Tourist park) are code assessable, accepted development subject to requirements or accepted development in the Rural zone.</p> | |
| <p><i>For Home-based business - see also the Home-based business code.</i></p> | |
| <p><i>For Accommodation activities - see also the Accommodation activities code.</i></p> | |
| <p><i>BUSINESS ACTIVITIES: additional requirements</i> Note: Business activities (Garden centre, Showroom, Veterinary services) are either code assessable, accepted development subject to requirements or accepted development in the Rural zone.</p> | |
| <p>PO 32 Business activities (rural) - density, site coverage and location Development must be located where there is convenient access, and where there is sufficient area for the activity.</p> | <p><i>For the use ‘Veterinary Services’</i> AO 32.1 The site has an area of at least 4 ha.</p> |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES |
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| <p>PO 33 Business activities (rural) - amenity Adequate separation of <i>Business activities</i> and <i>Accommodation activities</i> is achieved.</p> | <p>AO 33.1 Where <i>Business activities</i> are adjoining land used or proposed to be used for accommodation purposes and visible from the adjoining property/ies, fencing is provided along the common boundaries. Where the <i>Business activities</i> are on lots equal to, or greater than the minimum lot size, the fence may be terminated 50 m along the boundary after the outer limit of the use. The constructed fence is to consist of a solid structure not more than 25% transparent to a height of 2 m.</p> |
| <p>PO 34 Business activities (rural) - landscaping Landscaping is designed and established in a manner that achieves high-quality frontage and contributes positively to the rural character.</p> | <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works. Note: Landscape works within, or directly adjacent to a State-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads <i>Road Landscape Manual</i></p> |
| <p><i>CENTRE ACTIVITIES - additional requirements</i> Note: All centre activities are impact assessable in the Rural zone.</p> | |
| <p><i>COMMUNITY ACTIVITIES – additional requirements (Community use)</i> Note: Community activities are either code assessable accepted development subject to requirements in the Rural zone.</p> | |
| <p>PO 35 Community use (rural) – landscaping Landscaping is provided on-site to: (a) contribute to a pleasant and functional built form; and (b) contribute to the visual qualities of the locality.</p> | <p>AO 35.1 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 m within four years of planting. Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> |
| <p><i>ENTERTAINMENT ACTIVITIES - additional requirements</i> Note: Entertainment activities (Tourist attraction) is code assessable in the Rural zone.</p> | |
| <p><i>INDUSTRY ACTIVITIES - additional requirements</i> Note: Industry activities are either code assessable or impact assessable in the Rural zone.</p> | |
| <p><i>Extractive resources - refer to the Extractive resources overlay code</i> <i>Where the resource area is mapped in the SPP mapping as a Key Resource Area.</i></p> | |
| <p><i>For Extractive industry- see also the Extractive industry code.</i></p> | |
| <p><i>RECREATION ACTIVITIES - additional requirements</i> Note: Rural activities (Environment facility, Park) are code assessable or accepted development in the Rural zone.</p> | |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES |
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| <p>RURAL ACTIVITIES - additional requirements Note: Rural activities (Animal husbandry, Animal keeping, Cropping, Intensive Horticulture, Permanent plantation, Roadside stall, Rural industry, Wholesale nursery, Winery) are either code assessable, accepted development subject to requirements or accepted development in the Rural Zone.</p> | |
| <p>For Rural activities - see also the Rural activities use code.</p> | |
| <p>OTHER ACTIVITIES - additional requirements Note: Other activities (Air services, Landing, Major electricity infrastructure, Roads, Telecommunications Facility, Utility installation, Windfarm) are either code assessable, accepted development subject to requirements or accepted development in the Rural zone.</p> | |
| <p>Air services: refer to the Airport environs overlay code <i>Where the resource area is mapped in the SPP mapping as a Key Resource Area.</i></p> | |
| <p>PO 36 Telecommunications facility - location <i>Telecommunications facilities</i> must be located where there is convenient access.</p> | <p>AO 36.1 The site is accessed by an all-weather road.</p> |
| <p>PO 37 Telecommunications facility - visual impact <i>Telecommunication facilities</i> are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p> | |
| <p>PO 38 Utility installation <i>Utility installations</i> are positioned unobtrusively and do not have an undue adverse impact on their surroundings.</p> | |
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